LOT 38
IN OR 785/1652 & OR 2197/245
SHERWOOD FOREST SUB PB 5/10

JONES JOHN DANIEL/JONES WILLIAM D EST
828 ROBIN HOOD DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0640-0038-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Quality | 03 | Quality Level 03 |

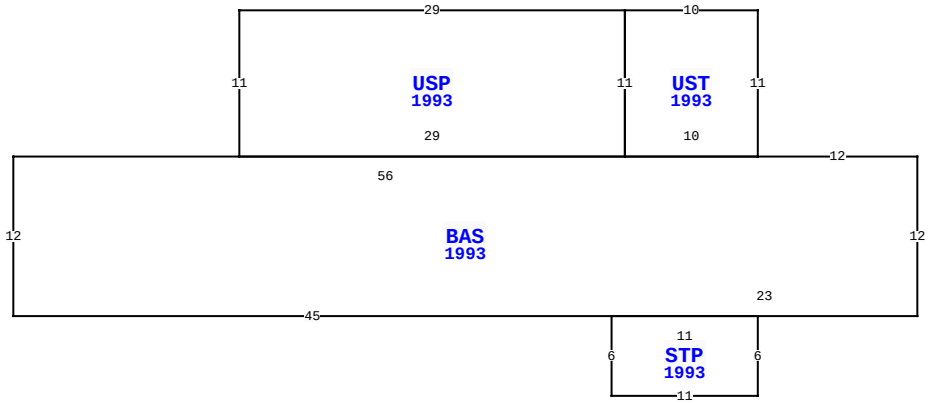
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 816 | 100 | 1993 | 816 | 18,409 |
| STP | 66 | 10 | 1993 | 7 | 158 |
| USP | 319 | 50 | 1993 | 160 | 3,610 |
| UST | 110 | 55 | 1993 | 60 | 1,354 |
| TOTALS | 1,311 | | | 1,043 | 23,530 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,043 | 94.0000 | 75.20 | 78,434 | 1976 | 1985 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 66.67% - 2025 Heated Area: 816 HX Base Yr 2025




828 ROBIN HOOD DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 23,530 |
| TOTAL MARKET OB/XF VALUE | | 2,331 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 205,861 |
| SOH/AGL Deduction | | 65,508 |
| ASSESSED VALUE | | 140,353 |
| TOTAL EXEMPTION VALUE | HA HAB | 46,740 |
| BASE TAXABLE VALUE | | 93,613 |
| TOTAL JUST VALUE | | 205,861 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 182,989 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E23366 | CHNGE SRVC | 0 | 04/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2197/0245 | 5/07/2018 | QC | U | I | 11 | 10,000 |
| GRANTOR: FUGITT LENORA V & ROB | | | | | | |
| GRANTEE: JONES JOHN DANIEL | | | | | | |
| 0785/1652 | 2/27/1997 | QC | U | I | 07 | 100 |
| GRANTOR: JONES HAZEL L | | | | | | |
| GRANTEE: JONES ROBERT & WILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W12 UST=[YR=1993] N11 W10 USP=[YR=1993] W29 S11 E29 N11$ S11 E10$ W56 S12 E45 STP=[YR=1993] S6 E11 N6 W11$ E23 N12$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 66 | 66.67 | 0 | 0 | 324.00 | SF | 6.50 | 6.50 | 100 | 1978 | 1978 | 3 | 28 | 590 | |
| 2 | 0810 | CONCRETE A | 66 | 66.67 | 0 | 0 | 367.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 1,741 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,331

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 66.67 | | RM | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 1,800.00 | 1,800.00 | 180,000 | | | | | | | |

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS